

HB 4171 (Pastor)—Civil procedure; summary proceedings (landlord-tenant disputes); repairs made by landlord; require court to determine amount awarded on basis of standard industry wages.

Summary of the bill:

The idea of the bill was suggested by a constituent, Ida Bossio, who is here with us today. The problem with the current law is that there is disagreement over how the court determines how much a landlord and/or property manager is entitled to receive for damages caused by a tenant. HB 4171 would require the court to award damages for labor expended by the landlord or property manager in the same manner as if a third party were to repair the damages. The landlord or property managers labor would be compensated at a rate determined by the court to be reasonable based on standard industry wages.

Positions of Support:

*Rental Property Owners Association on June 16, 2005

*Building Owners and Managers Association on October 27, 2005

*Property Owners Association on October 27, 2005

*Apartment Owners Association on October 27, 2005

*Michigan Chamber of Commerce on November 2, 2005

Position of neutrality:

*Michigan District Judges Association on October 7, 2005